



August 18, 2015

Bryce Wheelright
Willard City Corp.
80 West 50 South
Willard City, UT 84340

Re: Wells Aggregate Facility Temporary Conditional Use Permit Change for Parcel # 02-045-0005: Addition of Concrete Batch Plant and Extended Use hours.

Dear Mr. Wheelright,

This letter lists the proposed changes to the Granite Construction Conditional Use Permit (CUP) at the parcel # 02-045-0005 (Wells Aggregate Facility). The proposed changes include:

1. Addition of a concrete batch plant and
2. Extended hours of operation

The proposed use would be for operations from October 2015 to December 2017 to support the I-15 reconstruction project. The following sections describe the proposed changes and subsequent impacts at the Wells facility.

Proposed Site Activities

Granite proposes to install a concrete batch plant on the south end of the parcel # 02-045-0005 (owned by Granite). The attached figures illustrate plant layout and cross sections of the site. Materials such as lime, fly ash, dry cement mix, and coarse aggregate will be delivered on site for concrete batching.

Traffic Impact Estimate

It is estimated that an increase of 230 vehicle trips per day will occur. The vehicles will include concrete trucks and dump trucks (aggregate). The I-15 construction project will require ~26 days of concrete delivery which is equal to 6,000 total loads of concrete delivered from the Wells Facility. As a comparison, the average annual vehicle counts from the past three years at the Wells facility are 2,200 trips/year. For the year of 2007, there were 37,907 vehicle trips to the Wells facility. Therefore, the proposed 6,000 trip increase at the site coupled with the expected current use (an expected total of 8,200 trips/yr) is still well below the total vehicle count in 2007.

Site Drawings and Layout

Attached to this letter are site drawings and figures of the proposed changes. The copies include two sets of 11"x17" and two sets of 24"x36". Digital files will also be emailed to a Willard City representative.

Adjacent Parcels Within 500 ft

The table below lists the parcels, owners, and mailing addresses of any parcels within 500 ft of the wells facility.



Additional Information

Though this information is not required for the conditional use permit, included below is additional information concerning Willard City water that Granite is interested in purchasing. To operate the concrete batch plant, Granite would need approximately 100,000 gallons of water per day at peak production. Granite would use Willard City water from the Willard Canyon spring located east and south of the Wells aggregate facility, pending Willard City approval. As stated previously, this information is included for informational purposes only and is not intended for use in the conditional use permit application.

Thank you for taking the time to review this information. Please feel free to contact Mark Greenwood at 801-707-8547 with any questions that you might have.

Kind Regards,

A handwritten signature in black ink, appearing to read "Mark Greenwood". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mark Greenwood, PE
Regional Environmental Manager

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